

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 72 | C
 Potential: 87 | B

Castle Bromwich | 0121 241 1100



- * SEMI-DETACHED
- * THREE BEDROOMS
- * LOUNGE AREA AND DINING AREA
- * LOVELY MODERN FITTED KITCHEN
- * GUEST CLOAKROOM



5 Kings Croft, Castle Bromwich, Birmingham, B36 0JX

£270,000



Property Description

*** DRAFT PARTICULARS - AWAITING VENDOR CONFIRMATION ***

Green and Company are pleased to offer for sale superb three bedroom semi-detached home in one of the most sought after roads in Castle Bromwich. The location gives great access to all local amenities as well as affording an easy commute into Birmingham City Centre. Access to the motorway network is via the nearby M6 and M42. Water Orton Railway Station is just a few minutes away by car. Local schooling includes Smith's Wood Primary Academy, St John the Baptist Catholic Primary School and Guardian Angels Catholic Primary School (catchments should be checked)

Accommodation comprises entrance hallway, guest cloakroom, lounge area, dining area, lovely modern fitted kitchen, three bedrooms and a shower room. Further benefits include double glazing, central heating (where specified), rear garden, side garage and driveway. Immediate viewing is essential in order to avoid potential disappointment.

HALLWAY With central heating radiator, laminate flooring, stairs to first floor and doors to:-

GUEST CLOAKROOM With low flush WC, wash hand basin, central heating radiator, laminate floor and frosted double glazed window to front.

LOUNGE AREA 14' 10"max 11' 1"max (4.52m x 3.38m) With central heating radiator, laminate flooring, double glazed window to front and archway to:-

DINING AREA 10' 3" x 6' 9" (3.12m x 2.06m) With central heating radiator, laminate flooring, double glazed French doors to rear and door to:-

KITCHEN 10' 3" x 7' 2" (3.12m x 2.18m) Having a range of modern and stylish eye and base level units with work surface over incorporating single drainer sink unit, Neff hob, Neff oven, built in microwave, integrated fridge, tiled splash backs, tiled floor, built in cupboard, double glazed window to rear and part frosted double glazed door to side.

FIRST FLOOR LANDING With built in cupboard, double glazed window to side, loft access with pull down ladder and doors off to:-

BEDROOM ONE 13' 6" x 7' 9" (4.11m x 2.36m) With central heating

radiator and double glazed window to front.

BEDROOM TWO 9' 2" x 7' 8" (2.79m x 2.34m) With central heating radiator and double glazed window to rear.

BEDROOM THREE 9' 11"max 7' 4"min x 6' 3" (3.02m max 2.24m min x 1.91m) With built in cupboard, central heating radiator and double glazed window to front.

SHOWER ROOM With suite comprising; shower cubicle with electric shower, low flush WC, wash hand basin, central heating radiator, tiled walls and frosted double glazed window to rear.

OUTSIDE

FRONT Having block paved driveway giving off road parking.

REAR Having paved and slated chipped garden, pedestrian gate to side giving access to front and door to garage.

GARAGE 17' x 8' 3" (5.18m x 2.51m) With up and over door and door to side to garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Solihull Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

